

IN THE CLAIMS:

Please cancel claims 1-44 and add the following new claims 45-61 to the application:

1-44. Cancelled

45. (New) A transcriptional regulatory element comprising:

- (a) a minimal promoter comprising a TATA sequence;
- (b) a first and a second phased tetracycline operators downstream from the TATA sequence; and
- (c) a first and a second phased tetracycline operators upstream of the TATA sequence.

46. (New) The transcriptional regulatory element of claim 45, wherein the first and the second phased tetracycline operators downstream from the TATA sequence are 21 basepairs downstream from the TATA sequence.

47. (New) The transcriptional regulatory element of claim 45, wherein the first and the second phased tetracycline operators upstream from the TATA sequence are 11 basepairs upstream from the TATA sequence.

48. (New) The transcriptional regulatory element of claim 45, wherein:

- a. the first and the second phased tetracycline operators downstream from the TATA sequence are 21 basepairs downstream from the TATA sequence; and the first and the second phased tetracycline

operators upstream from the TATA sequence are 11 basepairs upstream from the TATA sequence.

49. (New) The transcriptional regulatory element of claim 45, wherein the minimal promoter is a CMV promoter.
50. (New) An expression vector comprising the transcriptional regulatory element of claim 45.
51. (New) The expression vector of claim 50, wherein the first and the second phased tetracycline operators downstream from the TATA sequence are 21 basepairs downstream from the TATA sequence.
52. (New) The expression vector of claim 50, wherein the first and the second phased tetracycline operators upstream from the TATA sequence are 11 basepairs upstream from the TATA sequence.
53. (New) The expression vector of claim 50, wherein:
 - a. the first and the second phased tetracycline operators downstream from the TATA sequence are 21 basepairs downstream from the TATA sequence; and
 - b. the first and the second phased tetracycline operators upstream from the TATA sequence are 11 basepairs upstream from the TATA sequence.

54. (New) The expression vector of claim 50, wherein the minimal promoter is a CMV promoter.
55. (New) The expression vector of claim 50, wherein the vector is a viral vector.
56. (New) The expression vector of claim 55, wherein the viral vector is a retroviral vector.
57. (New) The expression vector of claim 56, wherein the retroviral vector is a Moloney strain murine leukemia virus vector.
58. (New) The expression vector of claim 50, further comprising a gene operably linked to the promoter.
59. (New) The expression vector of claim 58, wherein the gene encodes a cyclin dependent kinase inhibitor.
60. (New) The expression vector of claim 59, wherein the cyclin dependent kinase inhibitor is selected from the group consisting of p21, p27, p57, p15, p16, p18, and p19.
61. (New) The expression vector of claim 60, wherein the vector encodes at least two cyclin-dependent kinases selected from the group consisting of p21, p27, p57, p15, p16, p18, and p19.